



Appeal Decision

Site visit made on 13 April 2023

by K Winnard LL.B Hons

an Inspector appointed by the Secretary of State

Decision date: 27 April 2023

Appeal Ref: APP/Y3425/D/23/3315267

Whitehouse Lane Cottage Whitehouse Lane Hollywood Stone Staffordshire ST15 8TX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Darren Roe against the decision of Stafford Borough Council.
 - The application Ref 22/35563/HOU, dated 29 January 2022, was refused by notice dated 28 November 2022.
 - The development proposed is a link extension to connect dwellinghouse to existing single storey outbuilding including incorporation of part of outbuilding into main dwellinghouse.
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Decision

1. The appeal is allowed and planning permission is granted for a link extension to connect the dwellinghouse to the existing single storey outbuilding including incorporation of part of outbuilding into main dwellinghouse at Whitehouse Lane Cottage, Whitehouse Lane, Hollywood, Stone, Staffordshire ST15 8TX in accordance with the terms of the application, Ref 22/35563/HOU, dated 29 January 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plans and Elevations Revision A, Proposed Plans and Elevations Revision A, Site Plan and Location Plan as proposed indexed 23.06.2022 and Site Plan and Location Plan as proposed (with North added) indexed 23.06.22
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building, unless otherwise agreed in writing with the Local Planning Authority.

Procedural Matter

2. The Council amended the description of the development which I note has also been used in the appeal form. I have accordingly used this description as it is a more accurate description of the development.

Main Issue

3. The main issue in this appeal is the effect of the development on the character and appearance of the host dwelling and the area.

Reasons

4. Whitehouse Lane Cottage, the appeal property, is sited within open countryside on a rural lane. The property was originally a small cottage within a former agricultural small holding. Planning permission was granted in 2018 for a substantial extension to the dwelling and the change of use of the existing vehicular access and outbuildings from agricultural use to domestic use (the 2018 permission¹). Permitted development rights to erect incidental buildings within the curtilage of the appeal property were removed by a condition attached to the same permission. The extension, the subject of the 2018 permission, has now been built resulting in a large, detached dwelling, which has overwhelmed the original cottage. The adjacent outbuilding granted domestic use under the 2018 permission, and which would be linked to the dwelling as a result of the proposal, lies close to the dwelling and is read alongside it in most views of the appeal site.
5. Policy C5C (ii) of The Plan for Stafford Borough 2011-2031 (Adopted 2014) (the Local Plan) provides that in areas outside the identified settlements, extensions should not result in additions of more than 70% as originally built unless the design and appearance of the proposed extension is proportionate to the type and character of the existing dwelling and the surrounding area. The supporting text indicates that the overall aim of Policy C5C is to ensure that the rural character of the area is protected from any adverse impact of extensions, whether individually or cumulatively.
6. As noted by the Council, the appeal property as a result of the 2018 permission already exceeds the 70% limit set out in Policy C5C. The Council do not raise objections to the scale and appearance of the link extension. Rather its concern relates to the cumulative effect of the extension link to the existing domestic outbuilding resulting in an extended dwelling in the open countryside being much larger than originally built. The officer report identifies the appeal property as an existing/original cottage-style dwelling. However, in my view the recent extension has altered its character and appearance to one more akin to a large, detached dwelling which no longer reflects its original rural cottage aesthetic.
7. Whilst the link extension is small, it would together with the development approved under the 2018 permission, result in the cumulative floor space of the dwelling exceeding by some margin the 70% limit of the original build as set out in Policy C5C. However, no additional bedrooms or habitable rooms are proposed within the link extension. Rather it would include a utility room and would be a link to domestic uses, already existing in this part of the outbuilding. It would be modest in size, set in from the front and rear elevations and complement the proportions of the existing dwelling and outbuilding. The simple design of the front elevation would not detract from the appearance of the existing buildings and would be visually subordinate. The part of the appeal site on which it would be sited, between existing buildings, clearly forms part of the existing developed residential area rather than the

¹ 18/28011/FUL

surrounding countryside. Its size and scale would not therefore be unacceptably harmful and would not result in a dwelling which would have an unacceptably bulky or disharmonious appearance. Nor would the contribution it makes to the rural qualities of the area be unacceptably reduced.

8. In terms of residential amenity, given the distance from any other residential properties there are no detrimental effects on the living conditions of any third parties. Nor are there any concerns in relation to any impact on the highway as a result of the proposal.
9. Therefore, I conclude that the proposal would not unacceptably harm the character and appearance of the existing dwelling and the surrounding area. As such notwithstanding the conflict with Policy C5C in relation to floor space limits, it would comply with the exception within the policy which requires the design and appearance of a proposed extension to be proportionate to the type and character of the existing dwelling and the surrounding area. It would also not conflict with the National Planning Policy Framework which requires design to be sympathetic to local character and of good design.

Conditions and Conclusion

10. Conditions requiring compliance with the approved plans and time are required in the interests of certainty. A condition requiring matching materials is also required in the interests of ensuring a satisfactory appearance.
11. For the reasons given and having regard to all matters raised, I hereby allow the appeal as set out in the formal decision notice above.

K Winnard

INSPECTOR